

JFJ PROPERTY HOLDINGS (CAHIR) LTD
ABRIDGED ACCOUNTS FOR THE
YEAR ENDED 30TH APRIL 2025

JFJ PROPERTY HOLDINGS (CAHIR) LTD

CONTENTS	PAGE
ACCOUNTANTS' REPORT	2
DIRECTORS' REPORT	3
BALANCE SHEET	4
STATEMENT OF ACCOUNTING POLICIES	5
NOTES TO THE FINANCIAL STATEMENTS	6-12

JFJ PROPERTY HOLDINGS (CAHIR) LTD

ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF JFJ PROPERTY HOLDINGS (CAHIR) LTD

In accordance with the instructions given to us we have compiled without carrying out an audit the financial statements set out on pages 4 to 12 of JFJ PROPERTY HOLDINGS (CAHIR) LTD for the year ended 30th April 2025 from the accounting records and from information and explanations supplied to us. Those statements comprise of the Profit and Loss, the Balance Sheet and related notes.

The report is made to the company's Board of Directors as a body, in accordance with the terms of our engagement. Our work has being undertaken so that we might compile the financial statements that we have being engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in the report and for no other purpose. To the fullest extent permitted by law we do not accept or assume responsibility to anyone other than the Company, the Company's Board of Directors as a body, for our work or for this report.

Respective Responsibilities Of Directors & Accountants

As described on page 4 the company's directors are responsible for maintaining adequate accounting records and for preparing the financial statements, which give a true and fair view of the assets, liabilities and financial position of the company as at 30th April 2025 and its profit for the year then ended and have being properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the audit exemption form statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of JFJ PROPERTY HOLDINGS (CAHIR) LTD from the accounting records, information and explanations supplied to us by the directors.

Scope Of Work

We compiled the financial statements in accordance with the guidance contained in M14 Compiling and Reporting on Financial Statements not Subject to Audit from the accounting records, information and explanations supplied to us by the directors.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.

WAYNE FITZGERALD,
For and on behalf of:
FITZGERALD & ASSOCIATES
WELLINGTON PLACE,
WELLINGTON STREET,
CLONMEL,
CO.TIPPERARY.

DATE: 13TH JANUARY 2026.

STATEMENT OF DIRECTORS' RESPONSIBILITIES AND DECLARATION ON UNAUDITED FINANCIAL STATEMENTS

General Responsibilities

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable Irish Law and Generally Accepted Accounting Practice in Ireland, including the accounting standards issued by the Accounting Standards Board.

Company law requires the directors to prepare financial statements for each financial year . Under the law the directors have elected to prepare the financial statements in accordance with Generally Accepted Accounting Practice in Ireland giving a true and fair view of the state of affairs of the company and the profit or loss of the company for each financial year. Under Company Law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of its profit or loss for the financial year and otherwise comply with the Companies Act 2014. In preparing these financial statements the directors are required to:

Select suitable accounting policies and apply them consistently;

Make judgements and accounting estimates that are reasonable and prudent;

State whether the financial statements have being prepared in accordance with applicable accounting standards, identify those standards and note the effect and the reasons for any material departure from those standards; prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue as a going concern.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy enable them to ensure that the financial statements and directors reports comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors' Declaration On Unaudited Financial Statements

In relation to the financial statements as set out on pages 4 to 12:

- 1 The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- 2 The directors confirm that they have made available to Fitzgerald & Associates, all the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- 3 The directors confirm that to the best of their knowledge and belief, accounting records reflect all the transactions of the company for the year ended 30th April 2025.

On behalf of the board:

JOHN SIMPSON

DIRECTOR

DATED:- 13TH JANUARY 2026

FRANK WALSH

DIRECTOR

JFJ PROPERTY HOLDINGS (CAHIR) LTD

BALANCE SHEET AS AT**30TH APRIL**

		2025		2024	
	NOTES	€	€	€	€
FIXED ASSETS					
Tangible Assets	8		-		-
CURRENT ASSETS					
Debtors & Prepayments	11	-		-	
CREDITORS: (AMOUNTS FALLING DUE WITHIN ONE YEAR)	12	(1,397,500)		-	
NET CURRENT LIABILITIES			(1,397,500)		-
TOTAL ASSETS LESS CURRENT LIABILITIES			(1,397,500)		-
CREDITORS: (AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR)	13		-		-
NET LIABILITIES			(1,397,500)		-
CAPITAL AND RESERVES					
Called Up Share Capital	6		-		-
Profit & Loss Account			(1,397,500)		-
TOTAL SHAREHOLDERS FUNDS:- ALL EQUITY			(1,397,500)		-

We as directors of JFJ PROPERTY HOLDINGS (CAHIR) LTD state that:

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in Section 358 are complied with,

(c) no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section being served on the company,

(d) we acknowledge the obligations under the Companies Act 2014 to keep adequate accounting records, prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit and loss for such a year and otherwise comply with the provisions of the Companies Act 2014, and

(e) the company has relied on the specified exemption contained in Section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of the exemption as a small company and the abridged financial statements have being properly prepared in accordance with Section 353 of the Companies Act 2014.

The financial statements were approved by the board on the 13 January 2026 and signed on its behalf by:

JOHN SIMPSON
DIRECTOR

FRANK WALSH
DIRECTOR

The notes on pages 6 to 12 form part of these financial statements.

JFJ PROPERTY HOLDINGS (CAHIR) LTD

STATEMENT OF ACCOUNTING POLICIES

(A) Basis of Preparation

The accounts are prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish Statute Comprising of the Companies Act 2014. They comply with the financial reporting standards of the Financial Reporting Council, as promulgated by the Institute of Certified Public Accountants in Ireland. The currency used is the Euro, denoted by the symbol €. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

(B) TURNOVER

Turnover represents the value of goods and services, exclusive of value added tax.

(C) FIXED ASSETS

The cost of fixed assets is their purchase cost, together with any incidental expenses of acquisition. Depreciation is provided on the bases set out below which are estimated to reduce the assets to realisable values by the end of their expected useful lives.

Fixtures, Fittings & Equipment	-	12.5% Straight Line
Motor Vehicles	-	12.5% Straight Line

(D) CASH FLOW STATEMENT

The company meets the size criteria for a small company set by the Companies Act 2014 and therefore, in accordance with FRS1: cash flow statements, it has not prepared a cash flow statement.

(E) TAXATION

The charge to taxation is based on profit for the year.

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE ACCOUNTS

1 TURNOVER

All turnover derives from activities in the Republic of Ireland. The analysis of turnover by activity is as follows:-

	2025 €	2024 €
Sales	-	-
	-	-
	<u> </u>	<u> </u>

2 DIRECTORS, EMPLOYEES AND REMUNERATION

The average number of persons employed during the year was :-

	2025	2024
Full Time	-	-
Part Time	-	-
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

The staff costs are comprised of :-

	2025 €	2024 €
Wages & Salaries	-	-
Employer's P.R.S.I. Contribution	-	-
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

DIRECTORS' REMUNERATION AND TRANSACTIONS

	2025 €	2024 €
Directors' Salary	-	-
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

3 INTEREST PAYABLE AND SIMILAR CHARGES

Bank Loans, Overdraft And Other Loans
Repayable Within Five Years
Bank Interest & Charges
Bank & HP Interest & charges

	2025 €	2024 €
	-	-
	-	-
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

**4 LOSS ON ORDINARY ACTIVITIES
BEFORE TAXATION**

Loss Before Taxation Has Been
Arrived At After Charging:-
Accountancy Fees
Director's Remuneration
Depreciation

	2025 €	2024 €
	-	-
	-	-
	-	-
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE ACCOUNTS

5 TAXATION	2025	2024
	€	€
Opening Balance As At 1st May	-	-
Corporation Tax Provision	-	-
Corporation Tax Paid	-	-
Corporation Tax Refund Received	-	-
Closing Balance As At 30th April	<u>-</u>	<u>-</u>

The corporation tax charge for the year was 12.50%

6 CALLED UP SHARE CAPITAL	2025	2024
	€	€
AUTHORISED		
100,000 Ordinary shares of €1 each	<u>100,000</u>	<u>100,000</u>
 ALLOTTED, ISSUED AND FULLY PAID		
100 Ordinary Shares of €1 each	<u>-</u>	<u>-</u>

7 DIRECTORS' LOAN ACCOUNT	FRANK WALSH	JASON WALSH	JOHN SIMPSON	TOTAL
	€	€	€	€
Opening Balance As At 1st May	-	-	-	-
Directors' Remuneration	-	-	-	-
Advanced To Company	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Drawings	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Closing Balance As At 30th April	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

There are no conditions attaching to those loans, the directors do not intend to call in these loans within the next twelve months.

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE ACCOUNTS

8 FIXED ASSETS

	FIXTURES, FITTINGS & EQUIPMENT	MOTOR VEHICLES	TOTAL
	€	€	€
COST			
As At 30th April 2024	-	-	-
Additions	-	-	-
Disposals	-	-	-
As At 30th April 2025	<u>-</u>	<u>-</u>	<u>-</u>
DEPRECIATION			
As At 30th April 2024	-	-	-
On Disposals	-	-	-
Charge For The Year	-	-	-
As At 30th April 2025	<u>-</u>	<u>-</u>	<u>-</u>
NET BOOK AMOUNT			
As At 30th April 2024	<u>-</u>	<u>-</u>	<u>-</u>
As At 30th April 2025	<u>-</u>	<u>-</u>	<u>-</u>

NOTES TO THE ACCOUNTS

8 FIXED ASSETS (Continued)
In Respect Of Prior Year

	FIXTURES, FITTINGS & EQUIPMENT	MOTOR VEHICLES	TOTAL
	€	€	€
COST			
As At 1st May 2023	-	-	-
Additions	-	-	-
Disposals	-	-	-
	<u> </u>	<u> </u>	<u> </u>
As At 30th April 2024	<u> </u>	<u> </u>	<u> </u>
 DEPRECIATION			
As At 1st May 2023	-	-	-
On Disposals	-	-	-
Charge For The Year	-	-	-
	<u> </u>	<u> </u>	<u> </u>
As At 30th April 2024	<u> </u>	<u> </u>	<u> </u>
 NET BOOK AMOUNT			
As At 1st May 2023	<u> </u>	<u> </u>	<u> </u>
As At 30th April 2024	<u> </u>	<u> </u>	<u> </u>

9 INVESTMENT IN LEASED ASSETS

Included in the schedule of fixed assets set out in note 8 above are the following assets held under finance leases.

	2025
	€
Gross Amounts	-
Accumulated Depreciation	<u> </u>
	<u> </u>
Depreciation For The Year	<u> </u>

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE ACCOUNTS

10 STOCKS	2025	2024
	€	€
Stock of Property	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
<p>In the opinion of the directors there are no material differences between the replacement cost of stock and the balance sheet amounts</p>		
11 DEBTORS & PREPAYMENTS	2025	2024
	€	€
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
12 CREDITORS (Amount falling due within one year)	2025	2024
	€	€
Loans & Overdrafts	1,397,500	-
	<u>1,397,500</u>	<u>-</u>
	<u>1,397,500</u>	<u>-</u>
	<u>1,397,500</u>	<u>-</u>
13 CREDITORS (Amount falling due after one year)	2025	2024
	€	€
Bank Loans	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE ACCOUNTS

14 RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS

	2025 €	2024 €
Loss For The Year	(1,397,500)	-
Opening Shareholder's Funds	-	-
	<u>(1,397,500)</u>	<u>-</u>

REPRESENTED BY:-

Equity interests	<u>1,397,500</u>	<u>-</u>
------------------	------------------	----------

15 DIRECTORS' INTERESTS

The directors' interests in the company at the beginning and end of the year were as follows:

	FRANK WALSH	JASON WALSH	JOHN SIMPSON	TOTAL
	ORDINARY SHARES			
At The Beginning Of The Year	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>
At The Beginning Of The Year	<u>1</u>	<u>1</u>	<u>1</u>	<u>3</u>

JFJ PROPERTY HOLDINGS (CAHIR) LTD

NOTES TO THE FINANCIAL STATEMENTS

16 BANK LOANS AND OVERDRAFTS

The bank loans and overdrafts included in note 12 & 13 above comprise:-

	WITHIN 1 YEAR €	BETWEEN 1 & 2 YEARS €	BETWEEN 2 & 5 YEARS €	AFTER 5 YEARS €	TOTAL €
<u>Repayable Other Than By Instalments</u>					
Loans	1,397,500	-	-	-	1,397,500
<u>Repayable By Instalments</u>					
Term Loans	-	-	-	-	-
	<u>1,397,500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,397,500</u>
	<u><u>1,397,500</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>1,397,500</u></u>

18 APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved by the directors on the 13th January 2026.